

Provincetown Community Housing Council

Veterans Memorial Community Center ↻ 2 Mayflower Street

September 26, 2016

1:03 p.m.

Members Present: Paul Richardson, Ron Irwin, Kristin Hatch, Susan Cook, Elaine Anderson

Staff: Community Housing Specialist Michelle Jarusiewicz

Public Statements:

Rik Ahlberg: inquired if the proposed Winslow units would count on the Subsidized Housing Inventory? Michelle Jarusiewicz indicated that they would not count as they would be above the maximum 80% Area Median Income.

Winslow Farms Development Discussion with Jim Savko:

Mr. Savko indicated that normally this process would have started sooner. He purchased the property in 2010; it took 1 ½ years to close. It is zoned for 11 units and he intended to build 11, but negotiated to 6 units due to the neighbors. He worked on purchasing the VFW lot but that was sold to the town. The Town wanted Winslow for access; the Town made an offer at \$1.75 million, but town meeting rejected it. He got back in line for new gallons under growth management for new construction. The Town issued Request for Proposals for development of the former Community Center twice with no success. He proposed a land swap. The building is zoned for 7 units. The April 2016 annual town meeting defeated it. The Town Planner said that he could do 2 community housing units and access the set-asides under growth management. Michelle Jarusiewicz explained the set-aside gallonage under growth management for developments that have at least 1/3 of the units as affordable and community housing units.

Mr. Savko explained that doing more than that is cost prohibitive. Construction costs have more than doubled. He has spoken to 16 builders. He believes that he could build them next year and proposed to build the affordable units right away. They would be townhouse style with 1-bedroom upstairs with living room and dining room/kitchen downstairs. There would be parking and a full unfinished basement. Last week he met with the Planning Board. There were 1- to 12 speakers against it – only 1 additional unit and the footprint is the same. In order to add more affordable units he would need to add more units overall. He is already permitted for the number of buildings.

Michelle Jarusiewicz indicated that this is the preliminary discussion about his proposal and that he would return with the formal request for affordable/community housing permits. This is an opportunity for questions and comments.

Elaine Anderson asked why he didn't do affordable housing to start with? Mr. Savko said that it was due to the neighbors and the potential acquisition of the back VFW lot. It dragged on. He also said that the 2 and 3 bedroom units would be cost prohibitive and that Provincetown's demand is for 1 bedroom.

Michelle Jarusiewicz said that this process would target certain Area Median Income levels and would require a Regulatory Agreement and an attached draft Affordable Housing Restriction.

Jim Savko said that he was considering 100% AMI /120% AMI

Ms. Anderson agreed that there is demand for the 1-bedroom units.

Jim Savko said that everyone is fixed on the number of units. It should be on the number of bedrooms – it is zoning issue. He may leave building #5 for later.

Kristin Hatch indicated that the 2 ownership units would be in perpetuity. The proposed 100%/120%- is there any data?

Ms. Jarusiewicz said that the Area Median Income numbers would be changing and that she would be doing the eligible buyer search process. Ms. Anderson said there is a push for higher income level. Kristin Hatch indicated that the Housing Needs Assessment said the Town needs to address all income levels including seasonal workforce housing. The VFW parcel has an access issue. Would he consider providing access? Mr. Savko said that he doesn't know what will go there. He suggested increasing the number of units to provide incentive to developers.

Ms. Hatch said that there would be 2 one-bedroom ownership units in perpetuity; possibly 100/120% AMI. Is there any data to support which category? Ms. Jarusiewicz said that this was an opportunity to provide 2 units at higher income levels than we have in the past. There are no subsidizing agencies or other restrictions to lower income levels. We know there is a need in the middle income levels.

Mr. Savko pointed out that interest rates are good now.

Ms. Jarusiewicz said that she could provide salary ranges for some positions compared to the income levels and gallons available in the different growth management categories along with sample deed restriction.

Paul Richardson inquired about the condo fees and the condo common charges. Need to discuss potential charges and impacts. The condo trust regulates condo common charges. There was general discussion about each building was responsible for its own envelope [roof, shingles]. The condo association was responsible for shared items such as landscaping, mowing, plowing, and septic.

Charter Language:

Members reviewed the draft language prepared by Paul Richardson per the request from the Charter Review Committee. General discussion led to agreement to change "oversee" to "works with" and to add "housing education" and delete the final phrase of last paragraph.

Ron Irwin leaves at 2:09 pm.

Paul Richardson MOVE to approve the proposed description of the CHC for the Charter Review Commission as amended; Kristin Hatch second; approve 4-0.

UPDATES

Stable Path: Members attended the Ribbon Cutting on 9/23/16 from 12:00 – 3:00 pm.

27A Conwell Street: one 1-bedroom available with artist's studio applications due 10/5/16.

6 Sandy Hill Lane #3: 3 applications received for the median income one-bedroom unit available for resale with maximum resale price of \$184,022.

Provincetown 1st Time Homebuyer Workshop: The Lower Cape Community Development Partnership [CDP] conducted the series on 9/13, 9/14, & 9/27 in Provincetown at the VMCC with 6 attendees. The CHC offers scholarships for Provincetown people that complete the course. Original vote was for up to \$500 on 9/21/15. \$435 has been spent to date for 7 households. Need additional funds for ongoing scholarships.

Paul Richardson MOVE additional \$500 from the Affordable Housing Trust Fund for First Time Homebuyer scholarships; Susan Cook second; approved 4-0.

Free Classes: Housing Assistance Corporation presenting 3 free classes - Budgeting [9/12], Rebuild Credit [9/19], and How to Be Successful Tenant [9/26] at the Veterans Memorial Community Center; so far about 6 attendees at each. Excellent classes for anyone!

Former Community Center: The Town issued a Request for Qualifications {RFQ} as Phase 1 of a 2 phase process for those interested in either housing, economic, or community development. Proposals are due 10/3/16. Eligible proponents in Phase 1 will be able to submit to an RFP in Phase 2.

AHTF Donation: Pam Anthony had inquired about possibility of recommending that a real estate buyer make a donation to affordable housing in lieu of a gift. A \$100 donation has been received. The Housing Specialist is sending a thank you!

Minutes: Paul Richardson MOVE to accept the minutes for 8/22/16; Elaine Anderson second; approved 3-0-1 [KH].

Other: Paul Richardson pointed out that is important to determine what protections that are for affordable/community housing units. Documents can be amended; understands that ownership assumes some risk.

Next Meeting: Monday, 10/24/16 at 1:00 pm. Paul will be away 10/1 – 10/17/16.

Meeting adjourned at 2:47 pm

Submitted by: Michelle Jarusiewicz, Community Housing Specialist